

The Honorable Brian D. Lynch
Chapter 13
Hearing Date: December 18, 2019
Hearing Time: 1:30 pm
Location: Tacoma, Washington

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT TACOMA

IN RE:

NO. 19-43383-BDL

CHARLES EDWARD MAYS JR and
DARLA JO MAYS,

Debtors.

DECLARATION OF ALLEN
RICHARDSON IN SUPPORT OF PIERCE
COUNTY'S OBJECTION TO
CONFIRMATION OF PROPOSED
CHAPTER 13 PLAN

I, ALLEN RICHARDSON, declare that I am over the age of eighteen, have personal knowledge of the matters set forth below, and that I am competent to testify to the matters stated herein.

1. I am an employee of Pierce County's Division of Finance and Performance Management. The Division is responsible for the collection of real and personal property taxes. As a field agent, I assist the department in collecting these taxes. As part of my duties, I am a custodian of property tax records for Pierce County.

1 2. Attached as Exhibit 1 is a true and correct copy of the tax statement for the
2 Debtors' real property located at 176 Tule Lake Road E, Tacoma, Washington. This exhibit
3 indicates the total amount the Debtors owes for pre-petition taxes is \$15,112.59. The Debtors
4 must pay \$336.17 per month during the course of this bankruptcy to pay these pre-petition
5 taxes. This pre-petition monthly amount takes into account the applicable interest rate of 12%.

6 3. With regard to the post-petition taxes, the Debtors must pay \$371.42 per month
7 in order to pay the taxes that will come due over the course of this proceeding. This post-
8 petition monthly amount is derived by taking the 2019 property tax, multiplying this amount
9 by 110%, and dividing by 12.

10 7. I have reviewed the Debtors' Proposed Chapter 13 Plan (Document 2), and this
11 Proposed Plan does not make adequate provision for payment of either the pre-petition or
12 post-petition taxes.
13

14 I declare under penalty of perjury of the laws of the State of Washington the foregoing
15 to be true and correct.
16

17 EXECUTED this 5th day of December, 2019, at Tacoma, Pierce County,
18 Washington.
19

20 

21 ALLEN RICHARDSON
22
23
24
25

EXHIBIT 1

To the Declaration of Allen Richardson



Pierce County Public Services Building
2401 South 35th Street Rm 142
Tacoma, WA 98409-7498
(253)798-6111
(800)992-2456 (outside local area, WA only)

Printed: 10/24/2019 2695004120

Parcel Number: 2695004120
2019 Tax Information
MAYS CHARLES & DARLA
176 TULE LAKE RD E
TACOMA WA 98445-1546

Printed By: ARICHAR

Tax Property Description

Parcel Location: 176 TULE LAKE RD E
TAX AREA CODE: 515
Section 16 Township 19 Range 03 Quarter 12 BROOKDALE: BROOKDALE L 1 THRU 3
& E 15 FT OF 4 B 47 SUBJ TO EASE

VALUE INFORMATION FOR 2019 TAX

LAND: \$76,200
IMPROVEMENTS: \$241,700
TOTAL MARKET: \$317,900
SENIOR FROZEN VALUE:
QUALIFYING EXEMPTIONS:

TOTAL TAXABLE VALUE: \$317,900
GENERAL LEVY RATE PER \$1000 OF VALUE: 11.4854
CALCULATED GENERAL TAX: \$3,651.21

GENERAL PROPERTY TAX =
TOTAL TAXABLE VALUE / 1000 x LEVY RATE:
STATE FOREST PROTECTION REFUND: Owners of multiple parcels, under 50
acres each, who were charged a state forest patrol assessment, may be eligible for a
refund.
TAX REDUCTION: If your property is damaged or destroyed, you may be eligible for
reduced assessed value for taxes payable in the year that the loss occurred.
3-YEAR DEFERRAL: If you improve your single family residence by adding new
rooms, decks, patios or other improvements, you may apply for a 3-year exemption
from taxes on the physical improvement. YOU MUST APPLY FOR THE DEFERRAL
BEFORE CONSTRUCTION IS COMPLETE.

For further information regarding possible tax reductions and exemptions, please call
(253)798-6111, or go to www.piercecountywa.org/atr.

GENERAL TAX DISTRIBUTION

THE 1% LIMIT HAS BEEN APPLIED	
Conservation Futures	\$12.91
County Tax	\$344.94
Fire	\$435.00
Flood	\$24.24
Library	\$158.95
Local School	\$1,244.81
Port	\$58.30
Road	\$474.51
State of Washington	\$831.74
Transit	\$65.81
TOTAL GENERAL TAX DISTRIBUTION:	\$3,651.21
\$1,411.71 OF THE GENERAL TAX WAS APPROVED BY VOTERS	

2019 Taxes

GENERAL PROPERTY TAX:	\$3,651.21
ASSESSMENTS / CHARGES	
Fire Benefit Charge Principal	\$263.42
Pierce Conservation District Principal	\$8.25
Surface Water Management Principal	\$127.32
Weed Control Principal	\$1.70
Total Assessments and Charges Due:	\$400.69
2019 ORIGINAL TAX AMOUNT DUE:	\$4,051.90

..... DELINQUENCY DUE SECTION TAXES INT/PEN TO OCT 31 TOTAL			
2019		\$0.00	\$0.00
2017	4,280.84	\$1,741.36	\$6,022.20
2016	2,012.50	\$880.79	\$2,893.29
2015	2,437.06	\$1,734.09	\$4,171.15
Total Delinquencies Due:		\$13,086.64	
TOTAL AMOUNT BILLED FOR THE YEAR 2019:		\$17,138.54	



2019 SECOND HALF PAYMENT

PAY OR POSTMARK BY
OCTOBER 31, 2019

Parcel Number: 2695004120

TAX AREA CODE: 515	Enter Amount Enclosed	\$
PARCEL LOCATION: 176 TULE LAKE RD E		
DELINQUENT PAYMENTS RECEIVED WITHOUT INTEREST AND PENALTIES WILL BE RETURNED. (253) 798-6111.	INTEREST DATE: 10/22/2019	2019 Total Tax Amount Due \$15,112.59

Place stub this side up in envelope so address shows through window.

2695004120
MAYS CHARLES & DARLA
176 TULE LAKE RD E
TACOMA WA 98445-1546

Make Checks Payable To:
PIERCE COUNTY FINANCE
P.O. BOX 11621
TACOMA, WA 98411-6621

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2019 FIRST HALF PAYMENT

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OCTOBER 31, 2019

Parcel Number: 2695004120

TAX AREA CODE: 515	Enter Amount Enclosed	\$
PARCEL LOCATION: 176 TULE LAKE RD E		
DELINQUENT PAYMENTS RECEIVED WITHOUT INTEREST AND PENALTIES WILL BE RETURNED. (253) 798-6111.	INTEREST DATE: 10/22/2019	Please pay one of the amounts below: Prior Years Plus 2019 Half Amount 2019 Full Tax Amount 2019 Half Tax Amount

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